

UNIFIED LAND DEVELOPMENT CODE  
Chapter 2. ZONING  
Article 2.2. Conventional Zoning Districts  
Division 2.2.2. Residential

**Section 2.2.2.2. Residential Single-family (RSF)**

- (a) *Intent.* The purpose and intent of these districts is to provide for single-family residential dwellings and other uses normally associated therewith. Among RSF-2, RSF-3.5 and RSF-5 districts, there are variations in requirements for lot area, width, and certain yards.
- (b) *Permitted Uses (P) and Structures:*
  - (1) Single-family detached.
  - (2) Emergency services.
  - (3) Family day care homes.
  - (4) Park, public or not-for-profit.
- (c) *Permitted Accessory Uses and Structures:* (For additional conditions, see Article 3.1. Accessory Uses and Structures)
- (d) *Conditional Use (C):* (For rules and regulations for any use designated as a Conditional Use, see Article 3.2. Conditional Uses)
  - (1) Cluster subdivision with or without golf course and clubhouse. (see Article 4.2. Cluster Development)
  - (2) Community residential home.
  - (3) Telecommunications facility, 50 feet or less in height. (see Division 3.6.5. Communication Towers)
  - (4) Model residential unit.
  - (5) Bed and breakfast, 1 or 2 bedrooms.
  - (6) Home occupation, Type 1. (see Article 3.4. Home Occupations)
  - (7) Guest house (must meet the density requirement).
  - (8) Clubhouse under unified ownership.
  - (9) Subdivided lots with 50 foot wide frontage and 5,000 square foot lot area.
- (e) *Prohibited Uses and Structures:* Any use or structure not expressly or by reasonable implication permitted herein or permitted by special exception, including but not limited to mobile homes, commercial parking lots and private clubs not otherwise permitted, or permitted by special exception, shall be unlawful in this district.
- (f) *Special Exceptions (S):* (For procedure see Division 1.1.5. Special Exception)
  - (1) Day care center, adult or child.
  - (2) Cemetery, mausoleum.
  - (3) Public building.
  - (4) Elementary, middle, or high school.
  - (5) University or college.
  - (6) Community garden. (see Division 3.6.4. Community Garden)

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- (7) Telecommunications facility, greater than 50 feet in height. (see Division 3.6.5. Communication Towers)
- (8) Essential services.
- (9) Bed and breakfast, 3 or more bedrooms.
- (10) Clubhouse, community center.
- (11) Place of worship. (see Division 3.7.4. Place of Worship)
- (12) Home occupation Type 2. (see Article 3.4. Home Occupations)
- (13) Yacht clubs, country clubs.
- (14) Such other uses as determined by the Zoning Official or his/her designee to be:
  - a. Appropriate by reasonable implication and intent of the district.
  - b. Similar to another use either explicitly permitted in that district or allowed by special exception.
  - c. Not specifically prohibited in that district.

The BZA shall review a favorable determination of the Zoning Official under this provision at the time the special exception application is presented to it. An unfavorable determination of the Zoning Official or his/her designee shall be appealable pursuant to Division 1.1.1. BZA.

(g) *Development Standards:*

	RSF-2	RSF-3.5	RSF-5
<b>Lot (min.)</b>			
Area (sq. ft.)	20,000	10,000	7,500
Width (ft.)	100	80	70
<b>Yard (min. ft)</b>			
Front	25	25	25
Side (interior)	15	7.5	7.5
Side (street)	20	15	15
Rear (interior)	20	20	20
Rear (street)	25	25	25
Abutting greenbelt	15	15	15
Abutting water	20	20	20
<b>Bulk (max.)</b>			
Lot coverage	40%	40%	40%
Height (ft.)	38	38	38
Density (units/acre)	2	3.5	5

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Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with Article 4.12. Waterfront Property.

Landscape buffers and screening shall be required in this district in accordance with the provisions of Article 4.7. Landscaping and Buffering, of the Code, as the same shall be amended.

- (h) *Signs*. Signs shall be in accordance with Article 4.10. Sign Code.
- (i) *Off-street parking*. Off-street parking shall be in accordance with Article 4.9. Parking Standards.